010.A	0005	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	719,500 /	719,500
USE VALUE:	719,500 /	719,500
ASSESSED:	719,500 /	719,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46	-48	POND LN, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	MORRISON LAI-KUEN & DONALD M
Owner 2:	
Owner 3:	
Street 1:	46 POND LN UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	REFINED PROPERTIES LLC -
Owner 2:	-
Street 1:	89 NEWBURY ST
Twn/City:	DANVERS
St/Prov:	MA Cntry:
Postal:	01923

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1902, having primarily Copm. Clap Exterior and 1471 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	719,100	400		719,500
Total Card	0.000	719,100	400		719,500
Total Parcel	0.000	719,100	400		719,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 489.12 | /Parcel: 489.1

Legal Description

User Acct
311126
GIS Ref
GIS Ref
Insp Date
05/14/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 010.A-0005-0001.0

!15702!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	708,600	400	.		709,000	709,000	Year End Roll	12/18/2019
2019	102	FV	639,100	400	.		639,500	639,500	Year End Roll	1/3/2019
2018	102	FV	566,700	400	.		567,100	567,100	Year End Roll	12/20/2017
2017	102	FV	517,600	400	.		518,000	518,000	Year End Roll	1/3/2017
2016	102	FV	517,600	400	.		518,000	518,000	Year End	1/4/2016
2015	102	FV	471,500	400	.		471,900	471,900	Year End Roll	12/11/2014
2014	102	FV	450,500	400	.		450,900	450,900	Year End Roll	12/16/2013
2013	102	FV	450,500	400	.		450,900	450,900		12/13/2012

PRINT

Date	Time
12/11/20	05:23:25

LAST REV

Date	Time
11/15/19	14:20:24
apro	

PAT ACCT. 15702

USER DEFINED

Prior Id # 1:	8547
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REFINED PROPERT	110-91		12/9/2009		465,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	Measured	DGM	D Mann
4/7/2010	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8105																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2T - 2 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	20 - Copm. Clap
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1902	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.96530050
Adj $ / SQ:	384.431
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	753823
Depreciation:	34676
Depreciated Total:	719147

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	442.10
Special Features:	0	Val/Su Net:	488.85
Final Total:	719100	Val/Su SzAd	488.85

SKETCH

UnSketched SubAreas:
GLA: 1471,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,471	384.430	565,498

Net Sketched Area:	1,471			Total:	565,498
Size Ad	1471	Gross Are	1471	FinArea	1471

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 010.A-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X12	A	AV	1960	5.38	T	40.8	102			400			400

More:	N	Total Yard Items:	400	Total Special Featues:	
				Total:	400